

IN RE: PETITIONS FOR SPECIAL HEARING \* BEFORE THE  
AND ZONING VARIANCE \* ZONING COMMISSIONER  
38/8 Pulaski Highway 206' +/- \* OF BALTIMORE COUNTY  
NE of Mohr's Lane \*  
10019 Pulaski Highway \*  
15th Election District \* CASE # 91-77-SPHA  
6th Councilmanic District \*  
John Bunting- Legal Owner \*  
Mel Bunting-Contract Purchaser\*  
Petitioner

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Zoning Variance from Sections 102.2 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow buildings (existing) less than the required 60 ft. from each other as follows:

- (1) Bldg. B, 16 ft. from Bldg. C,
- (2) Bldg. B, 31 ft. from Bldg. D,
- (3) Bldg. C, 14 ft. from Bldg. D,
- (4) Bldg. D, 27 ft. from Bldg. A,
- (5) Bldg. A, 33 ft. from Bldg. D (addition),
- (6) the proposed addition (Bldg. A) 7 ft. in lieu of the required 60 ft. from Storage Building "B". Additionally, the Petitioner also requests the necessary variances to allow buildings (existing) less than the required 30 ft. from side and rear property lines as follows:

- (1) Bldg. B, 22 ft. from side property line,
- (2) Bldg. C, 20 ft. from side property line,
- (3) Bldg. C, 9 ft. from rear property line,
- (4) Bldg. D 23 ft. from side property line, Bldg. D (addition) 0 ft.

from side property line; and pursuant to the Petition for Special Hearing, approval of the locations and setbacks of all existing nonconforming storage buildings, as more particularly described on Petitioner's Exhibit B.

The Petitioner, Mel Bunting, appeared and testified. Appearing on behalf of the Petitioner was William Monk, Land Planner and Zoning Consultant. There were no Protestants.

Testimony indicated that the subject property known as 10019 Pulaski Highway consists of 1.32 acres +/-, split zoned B.R.-C.S.-1, M.L.-1.M. and M.L.-C.S.-1 and is currently improved with Bunting Door and Hardware Company, as indicated on Petitioner's Exhibit No. 8.

Mr. Bunting testified that he is in the business of commercial distribution of doors and employs 10 individuals between the hours of 7:00 A.M. and 5:00 P.M., Monday through Friday, to operate the business. Mr. Bunting testified that the site indicated on Petitioner's Exhibit No. 8 consists of two lots which are currently recorded on two separate deeds. Mr. Bunting further testified that he is in the process of purchasing both parcels from his father, John Bunting, and consolidating the entire tract into one deed and description.

Testimony indicated that approximately 20% of Petitioner's business consists of the fabrication of doors. Mr. Bunting indicated that he would be willing to place the fabrication aspect of his business in one of the M.L. zones that are to the rear of his property. Testimony further indicated that several buildings located on the site were constructed without the requisite building permits and in violation of the B.C.Z.R. which precipitated the filing of the subject Petition for Zoning Variance. The site, as it exists today, is over developed and congested and leaves much to be desired regarding vehicular flow.

Petitioner's variance request may be granted where it is shown that strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208

(1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on the Petitions for Zoning Variance and Special Hearing held, and for the reasons given above, the relief requested should be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of Nov, 1990 that, pursuant to Petition for Hearing, approval of the locations and setbacks of all existing nonconforming storage buildings, is hereby DENIED; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance from Sections 102.2 and 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow buildings (existing) less than the required 60 ft. from each other as follows:

- (1) Bldg. B, 16 ft. from Bldg. C,
- (2) Bldg. B, 31 ft. from Bldg. D,
- (3) Bldg. C, 14 ft. from Bldg. D,
- (4) Bldg. D, 27 ft. from Bldg. A,
- (5) Bldg. A, 33 ft. from Bldg. D (addition),
- (6) the proposed addition (Bldg. A) 7 ft. in lieu of the required 60 ft. from Storage Building "B", is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitioner's requests for the necessary variances to allow buildings (existing) less than the required 30 ft. from side and rear property lines as follows:

- (1) Bldg. B, 22 ft. from side property line,
- (2) Bldg. C, 20 ft. from side property line,
- (3) Bldg. C, 9 ft. from rear property line,
- (4) Bldg. D 23 ft. from side property line, Bldg. D (addition) 0 ft. from side property line is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-77-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 102.2 and 238.2 to allow buildings (existing) less than the required 60 feet from each other as follows: 1) Bldg. B, 16 ft. from Bldg. C, 2) Bldg. B, 31 ft. from Bldg. D, 3) Bldg. C, 14 ft. from Bldg. D, 4) Bldg. D, 27 ft. from Bldg. A, 5) Bldg. A, 33 ft. from Bldg. D (addition), 6) the proposed addition (Bldg. A) 7 ft. in lieu of the required 60 ft. from Storage Building "B". Additionally, the Petitioner also requests the necessary variances to allow buildings (existing) less than the required 30 ft. from side and rear property lines as follows: 1) Bldg. B, 22 ft. from side property line, 2) Bldg. C, 20 ft. from side property line, 3) Bldg. C, 9 ft. from rear property line, 4) Bldg. D, 23 ft. from side property line. And Bldg. D (addition) 0 ft. from side property line.

Additionally, to allow buildings (existing) less than the required 30 feet from side and rear property lines as follows: 1) Bldg. B, 22 ft. from side property line, 2) Bldg. C, 20 ft. from side property line, 3) Bldg. C, 9 ft. from rear property line, 4) Bldg. D, 23 ft. from side property line. And Bldg. D (addition) 0 ft. from side property line.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
Mel Bunting	John Bunting
(Type or Print Name)	(Type or Print Name)
Signature	Signature
10015 Pulaski Highway	10019 Pulaski Highway
Address	Address
Baltimore, MD, 21220	Baltimore, MD, 21220
City and State	City and State
Signature	Signature
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	William Monk, Inc.
Attorney's Telephone No.:	100 W. Pennsylvania Avenue, Suite 305
	Towson, Maryland 21204
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of November, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of November, 1990, at 2 o'clock P.M.

(over)

Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioner shall locate the fabrication aspect of his business entirely within one of the M.L. zones located to the rear of the subject site.

3. The Petitioner shall have all buildings located on the subject site inspected by a representative of the Baltimore County Department of Licensing and Permits and acquire all permits required by said department on or before May 15, 1991.

4. The Petitioner shall have a representative of the Baltimore County Fire Department inspect the subject site for fire compliance with all applicable fire protection, coded regulations, etc., on or before May 20, 1991.

5. Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating the reference to this case, including all of the conditions, restrictions and regulations listed herein shall be recorded among the Land Records of Baltimore County within 60 days of this Order and a copy of the recorded deed shall be delivered to the Zoning Commissioner. Additionally, said deed shall consolidate all other deeds pertaining to the subject site and shall include a single description of the subject site. Additionally, the subject site shall not be subdivided without authorization of the Zoning Commissioner after a formal zoning hearing approving said subdivision.

6. The subject site shall not be sublet or utilized by more than one business entity or commercial venture.

7. Petitioner shall comply with all of the requirements set forth in the Office of Planning and Zoning's comments dated October 1, 1990 prior to the issuance of any building permits.

8. Petitioner shall comply with all of the requirements set forth in the Baltimore County

Fire Department's comments dated August 9, 1990, prior to the issuance of any building permits.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner for  
Baltimore County

JRH:mmm  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(410) 887-3853

November 27, 1990

Mr. William Monk  
100 West Pennsylvania Avenue, Suite 305  
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance  
Mel Bunting, Contract Purchaser, Petitioner  
Case #91-77-SPHA

Dear Mr. Monk:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Zoning Variance and Special Hearing have been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
att:  
cc: Peoples Counsel  
cc: Mr. Mel Bunting  
10015 Pulaski Highway  
Baltimore, Maryland 21220



# PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-77-SPHA**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the locations and setbacks of all existing non-conforming storage buildings.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Applicant: **Mel Bunting**  
(Type or Print Name)  
**Mel Bunting**  
Signature  
10015 Pulaski Highway  
Address  
Baltimore, MD 21220  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:  
Address  
City and State

Legal Owner(s):  
**John Bunting**  
(Type or Print Name)  
**John Bunting**  
Signature  
(Type or Print Name)  
Signature  
10019 Pulaski Highway, 574-8123  
Address  
Baltimore, MD 21220  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
**William Monk, Inc.**  
100 W. Pennsylvania Avenue, Suite 305  
Towson, MD 21204  
Address  
Phone No. 424-8831

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of August, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of September, 1990, at 2 o'clock P.M.  
FILED 9/19/90 BY JLR  
ANY TIME OR DAY  
1 HR. HEARING TIME.  
**J. Robert Haines**  
Zoning Commissioner of Baltimore County.

B.C.C.-No. 1 (over)

**Baltimore County**  
**Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number: **3744**

Date: **91-77-SPHA**

10/19/90  
PUBLIC HEARING FEES  
020 - ZONING VARIANCE (OTHER)  
LAST NAME OF OWNER: BUNTING

Amount: \$175.00  
Please make checks payable to: Baltimore County

**Baltimore County**  
**Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number: **3061**

Date: **7/31/90**

PUBLIC HEARING FEES	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: KMK GEN PRTRN

Amount: \$175.00  
Please make checks payable to: Baltimore County

# **91-77-SPHA**

Hardship and practical difficulty:

There presently exists four (4) non-habitable storage buildings on-site. Doors and related hardware are stored in these buildings. The warehousing of these products is the primary activity of the business and to tear down the buildings would pose a significant hardship and would create a negative impact on the business. The site and buildings are surrounded by similar zoning and uses and generates no negative impacts on the surrounding land uses.

DESCRIPTION OF PROPERTY **91-77-SPHA**  
1.192 ACRE PARCEL, MORE OR LESS  
SOUTHEAST SIDE OF PULASKI HIGHWAY  
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF PULASKI HIGHWAY AT A DISTANCE OF 206.72 FEET MEASURED NORTHEASTERLY ALONG THE SOUTHEAST SIDE OF PULASKI HIGHWAY FROM THE NORTHEAST SIDE OF MOHRS LANE, THENCE BEGINNING ON SAID SOUTHEAST SIDE OF PULASKI HIGHWAY 1° NORTH 41° DEGREES 20 MINUTES 12 SECONDS EAST 200.00 FEET, THENCE LEAVING SAID SOUTHEAST SIDE AND RUNNING FOR LINES OF THE DIVISION THE FOLLOWING COURSES AND DISTANCES:  
1) SOUTH 55 DEGREES 10 MINUTES 08 SECONDS EAST 464.24 FEET,  
2) SOUTH 24 DEGREES 09 MINUTES 32 SECONDS WEST 111.00 FEET,  
3) NORTH 66 DEGREES 53 MINUTES 28 SECONDS WEST 219.67 FEET,  
4) SOUTH 28 DEGREES 21 MINUTES 32 SECONDS WEST 85.00 FEET,  
5) NORTH 66 DEGREES 53 MINUTES 28 SECONDS WEST 289.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.192 ACRES OF LAND MORE OR LESS.



**Baltimore County**  
**Zoning Commissioner**  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

**J. Robert Haines**  
Zoning Commissioner

**Mel Bunting**  
10015 Pulaski Highway  
Baltimore, Maryland 21220

Re: Petitions for Special Hearing and Zoning Variances  
CASE NUMBER: 91-77-SPHA  
SE/5 Pulaski Highway, 208' NE of Mohrs Lane  
10015 Pulaski Highway  
15th Election District - 6th Councilmanic  
Legal Owner(s): John Bunting  
Contract Purchaser(s): Mel Bunting  
HEARING: THURSDAY, OCTOBER 25, 1990 at 9:30 a.m.

Dear Mr. Bunting:

Please be advised that \$\_\_\_\_\_ is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,  
**J. Robert Haines**  
J. ROBERT HAINES  
ZONING COMMISSIONER

JRH:gs

# **CERTIFICATE OF POSTING** ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 10/19/90  
Posted for: Special Hearing & Zoning Variance  
Petitioner: John Bunting & Mel Bunting  
Location of property: SE/5 Pulaski Highway, 208' NE of Mohrs Lane, 10015 Pulaski Highway  
Location of Sign: Along Pulaski Highway, corner of Pulaski Highway & 10015 Pulaski Highway  
Remarks:  
Posted by: Mel Bunting Date of return: 10/19/90  
Number of Signs: 3

# **CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9-25, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-19, 1990

THE JEFFERSONIAN.

**S. Zeke Olson**

Publisher

\$120.70

# **NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing and Zoning Variance  
Case Number: 91-77-SPHA  
SE/5 Pulaski Highway, 208' NE of Mohrs Lane  
10015 Pulaski Highway  
15th Election District  
Legal Owner(s): John Bunting  
Contract Purchaser(s): Mel Bunting  
Hearing Date: Thursday, Oct. 25, 1990 at 9:30 a.m.

Special Hearing: Approval of the locations and setbacks of all existing non-conforming storage buildings.  
Variance to allow buildings (existing) less than the required 60 ft. from each other as follows: (1) Building B - 18 ft. from Building C; (2) Building B - 31 ft. from Building C; (3) Building C - 18 ft. from Building B; (4) Building D - 27 ft. from Building C; (5) Building D - 27 ft. from Building B; (6) Building D - 27 ft. from Building C; (7) Building D - 27 ft. from Building B; (8) Building D - 27 ft. from Building C; (9) Building D - 27 ft. from Building B; (10) Building D - 27 ft. from Building C; (11) Building D - 27 ft. from Building B; (12) Building D - 27 ft. from Building C; (13) Building D - 27 ft. from Building B; (14) Building D - 27 ft. from Building C; (15) Building D - 27 ft. from Building B; (16) Building D - 27 ft. from Building C; (17) Building D - 27 ft. from Building B; (18) Building D - 27 ft. from Building C; (19) Building D - 27 ft. from Building B; (20) Building D - 27 ft. from Building C; (21) Building D - 27 ft. from Building B; (22) Building D - 27 ft. from Building C; (23) Building D - 27 ft. from Building B; (24) Building D - 27 ft. from Building C; (25) Building D - 27 ft. from Building B; (26) Building D - 27 ft. from Building C; (27) Building D - 27 ft. from Building B; (28) Building D - 27 ft. from Building C; (29) Building D - 27 ft. from Building B; (30) Building D - 27 ft. from Building C; (31) Building D - 27 ft. from Building B; (32) Building D - 27 ft. from Building C; (33) Building D - 27 ft. from Building B; (34) Building D - 27 ft. from Building C; (35) Building D - 27 ft. from Building B; (36) Building D - 27 ft. from Building C; (37) Building D - 27 ft. from Building B; (38) Building D - 27 ft. from Building C; (39) Building D - 27 ft. from Building B; (40) Building D - 27 ft. from Building C; (41) Building D - 27 ft. from Building B; (42) Building D - 27 ft. from Building C; (43) Building D - 27 ft. from Building B; (44) Building D - 27 ft. from Building C; (45) Building D - 27 ft. from Building B; (46) Building D - 27 ft. from Building C; (47) Building D - 27 ft. from Building B; (48) Building D - 27 ft. from Building C; (49) Building D - 27 ft. from Building B; (50) Building D - 27 ft. from Building C; (51) Building D - 27 ft. from Building B; (52) Building D - 27 ft. from Building C; (53) Building D - 27 ft. from Building B; (54) Building D - 27 ft. from Building C; (55) Building D - 27 ft. from Building B; (56) Building D - 27 ft. from Building C; (57) Building D - 27 ft. from Building B; (58) Building D - 27 ft. from Building C; (59) Building D - 27 ft. from Building B; (60) Building D - 27 ft. from Building C; (61) Building D - 27 ft. from Building B; (62) Building D - 27 ft. from Building C; (63) Building D - 27 ft. from Building B; (64) Building D - 27 ft. from Building C; (65) Building D - 27 ft. from Building B; (66) Building D - 27 ft. from Building C; (67) Building D - 27 ft. from Building B; (68) Building D - 27 ft. from Building C; (69) Building D - 27 ft. from Building B; (70) Building D - 27 ft. from Building C; (71) Building D - 27 ft. from Building B; (72) Building D - 27 ft. from Building C; (73) Building D - 27 ft. from Building B; (74) Building D - 27 ft. from Building C; (75) Building D - 27 ft. from Building B; (76) Building D - 27 ft. from Building C; (77) Building D - 27 ft. from Building B; (78) Building D - 27 ft. from Building C; (79) Building D - 27 ft. from Building B; (80) Building D - 27 ft. from Building C; (81) Building D - 27 ft. from Building B; (82) Building D - 27 ft. from Building C; (83) Building D - 27 ft. from Building B; (84) Building D - 27 ft. from Building C; (85) Building D - 27 ft. from Building B; (86) Building D - 27 ft. from Building C; (87) Building D - 27 ft. from Building B; (88) Building D - 27 ft. from Building C; (89) Building D - 27 ft. from Building B; (90) Building D - 27 ft. from Building C; (91) Building D - 27 ft. from Building B; (92) Building D - 27 ft. from Building C; (93) Building D - 27 ft. from Building B; (94) Building D - 27 ft. from Building C; (95) Building D - 27 ft. from Building B; (96) Building D - 27 ft. from Building C; (97) Building D - 27 ft. from Building B; (98) Building D - 27 ft. from Building C; (99) Building D - 27 ft. from Building B; (100) Building D - 27 ft. from Building C; (101) Building D - 27 ft. from Building B; (102) Building D - 27 ft. from Building C; (103) Building D - 27 ft. from Building B; (104) Building D - 27 ft. from Building C; (105) Building D - 27 ft. from Building B; (106) Building D - 27 ft. from Building C; (107) Building D - 27 ft. from Building B; (108) Building D - 27 ft. from Building C; (109) Building D - 27 ft. from Building B; (110) Building D - 27 ft. from Building C; (111) Building D - 27 ft. from Building B; (112) Building D - 27 ft. from Building C; (113) Building D - 27 ft. from Building B; (114) Building D - 27 ft. from Building C; (115) Building D - 27 ft. from Building B; (116) Building D - 27 ft. from Building C; (117) Building D - 27 ft. from Building B; (118) Building D - 27 ft. from Building C; (119) Building D - 27 ft. from Building B; (120) Building D - 27 ft. from Building C; (121) Building D - 27 ft. from Building B; (122) Building D - 27 ft. from Building C; (123) Building D - 27 ft. from Building B; (124) Building D - 27 ft. from Building C; (125) Building D - 27 ft. from Building B; (126) Building D - 27 ft. from Building C; (127) Building D - 27 ft. from Building B; (128) Building D - 27 ft. from Building C; (129) Building D - 27 ft. from Building B; (130) Building D - 27 ft. from Building C; (131) Building D - 27 ft. from Building B; (132) Building D - 27 ft. from Building C; (133) Building D - 27 ft. from Building B; (134) Building D - 27 ft. from Building C; (135) Building D - 27 ft. from Building B; (136) Building D - 27 ft. from Building C; (137) Building D - 27 ft. from Building B; (138) Building D - 27 ft. from Building C; (139) Building D - 27 ft. from Building B; (140) Building D - 27 ft. from Building C; (141) Building D - 27 ft. from Building B; (142) Building D - 27 ft. from Building C; 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Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 27, 1990



Dennis F. Rasmussen  
County Executive

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building located at 111 N. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petitions for Special Hearing and Zoning Variances  
CASE NUMBER: 91-77-SPHA  
36/3 Pulaski Highway, 206'± NE of Mohr's Lane  
10019 Pulaski Highway  
15th Election District - 6th Councilmanic  
Legal Owner(s): John Bunting  
Contract Purchaser(s): Mel Bunting  
HEARING: FRIDAY, OCTOBER 19, 1990 at 2:00 p.m.

Special Hearings: Approval of the locations and setbacks of all existing non-conforming storage buildings.  
Variances to allow buildings (existing) less than the required 60 ft. from each other as follows:  
(1) Building B - 16 ft. from Building C, (2) Building B - 31 ft. from Building D, (3) Building C - 14 ft. from Building D, (4) Building D - 27 ft. from Building A, (5) Building A - 33 ft. from Building D, and (6) The proposed addition (Building A) - 7 ft. in lieu of the required 60 ft. from storage Building B. Additionally, to allow buildings (existing) less than the required 30 ft. from side and rear property lines as follows: (1) Building B - 22 ft. from side property line, (2) Building C - 20 ft. from side property line, (3) Building C - 9 ft. from rear property line, (4) Building D - 23 ft. from side property line and Building D (addition) - 0 ft. from side property line.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: John Bunting  
Mel Bunting  
William Monk, Inc.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

October 18, 1990



Dennis F. Rasmussen  
County Executive

Mr. John Bunting  
10019 Pulaski Hwy  
Baltimore, MD 21220

RE: Item No. 40, Case No. 91-77-SPHA  
Petitioner: John Bunting  
Petition for Zoning Variance and  
Special Hearing

Dear Mr. Bunting:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Mel Bunting  
10015 Pulaski Hwy  
Baltimore, MD 21220

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this

22nd day of August, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: John Bunting

Petitioner's Attorney:

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner

DATE: October 1, 1990

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: John Bunting, Item No. 40

The Petitioner requests numerous Variances for existing buildings in reference to building and building to lot line setbacks. A Special Hearing to approve the locations and setbacks of all existing non-conforming storage buildings.

In reference to the Petitioner's request, staff offers the following comments:

- A waiver of CRG process was granted on the Petitioner's parcel on July 17, 1990 (see W-90-229). However, a CRG plan is required.
- Should this request be granted, the Petitioner should file a landscape plan with the Deputy Director of the Office of Planning and Zoning prior to the issuance of building or occupancy permits. Said plan shall pay special attention to the landscape treatment along Pulaski Highway.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM40/ZAC1

RECEIVED

10/4/90

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3354



Dennis F. Rasmussen  
County Executive

August 10, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 40, 41, 43, 46, 47, and 49.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF/lvw

## BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM # 40  
PROPERTY OWNER:  
LOCATION:

ELECTION DISTRICT:  
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

( ) PARKING LOCATION ( ) RAMPS (degree slope)  
( ) NUMBER PARKING SPACES ( ) CURB CUTS  
( ) BUILDING ACCESS ( ) SIGNAGE

( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

( ) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

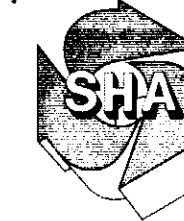
( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

☒ OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN



## Maryland Department of Transportation State Highway Administration

Richard H. Trainor  
Secretary  
Hal Kassoff  
Administrator

August 13, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
Att: James Dyer

RE: Baltimore County  
John Bunting Property  
Zoning Meeting 8/21/90  
S/S Pulaski Highway  
US 40-E  
206' east of Mohr's Lane  
Item # 40

Dear Mr. Haines:

After reviewing the submittal for a special hearing to approve the locations and setbacks of all existing non conforming storage buildings and a variance to allow buildings less than the required 60' from each other, we have the following comment.

The plan must be revised to show the construction of concrete curb and gutter along the entire frontage of this property at a distance of 15' from the edge of travelled roadway.

All required revisions are shown on the attached plan.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

*John M. Contestabile*  
John Contestabile, Chief  
Engineering Access Permits  
Division

LB/es

attachment

cc: William P. Monk Inc. w.att.  
Mr. J. Ogle w.att.

333-1350

My telephone number is (301) \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-5062 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-3500  
(301) 887-4500

Paul H. Runcker  
Chief

AUGUST 5, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JOHN BUNTING

Location: #10015 PULASKI HIGHWAY

Item No.: 40 Zoning Agenda: AUGUST 21, 1990

Centimeter:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 161 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 26 AND 29

REVIEWER: *Pat Keller* 8-9-90 Noted and Approved  
Planning Group Captain *W. F. Brocato*  
Special Inspection Division Fire Prevention Bureau

JK/KEK



BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for August 21, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 43, 46 and 48.

For Items 40 and 41, a County Review Group Meeting is required.

For Item 44, the previous County Review Group comments still apply.

For Item 47, the sewer service to the basement of the house at this location does not appear to be feasible.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:c

July 15, 1990

91-77-SPHA

Mr. J. Robert Haines  
Zoning Commissioner  
Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Special hearing and variance application for  
10019 Pulaski Highway, Baltimore County, Maryland

Dear Commissioner Haines:

As property owner for the above referenced property, I am granting my son, Melvin Bunting, who is also the contract purchaser, the authority to appear on my behalf and represent me as applicant in the hearing.

Cordially,

*John Bunting*  
John Bunting

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

January 25, 1991

Mr. J. Robert Haines, Zoning Commissioner  
Baltimore County Zoning Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Re: Bunting Property  
SE/4 Pulaski Highway 206+/-  
NE of Mohrs Lane  
10019 Pulaski Highway  
Case# 91-77-SPHA

Dear Mr. Haines:

Pursuant to your order dated November 28, 1990, we have taken the necessary measures to prepare a Plat and Description for consolidation of the properties which are subject to this case. Copies of the Plat and Description are attached.

Due to the different ownerships of these properties, we are requesting an extension of 60 days for Recordation of a Deed consolidating the properties. This extension will enable the owners to pay a single transfer tax with final transfer of the properties, as a whole, to Mr. Mel Bunting.

Thank you for your consideration to this request. Should you require additional information, please contact me at any time.

Cordially,

William P. Monk

WPM/jq  
Attachment  
CC: Mr. Mel Bunting

A(WPM): \WP51\HAINES.LTR

RECEIVED JAN 30 1991

DESCRIPTION OF PROPERTY  
1.192 ACRE PARCEL MORE OR LESS  
#10015 AND #10019 PULASKI HIGHWAY  
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING AT A POINT ON THE SOUTHEAST SIDE OF PULASKI HIGHWAY (150' R/W) AT A DISTANCE OF 206.72 FEET MEASURED NORTHEASTERLY ALONG THE SOUTHEAST SIDE OF PULASKI HIGHWAY FROM THE NORTHEAST SIDE OF MOHRS LANE (60' R/W), THENCE BINDING ON SAID SOUTHEAST SIDE OF PULASKI HIGHWAY AS NOW SURVEYED 17 NORTH 41 DEGREES 20 MINUTES 12 SECONDS EAST 200.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHEAST SIDE OF PULASKI HIGHWAY AND THE SOUTHERLY LINE OF A DEED BETWEEN FLOYD M. JONES AND BERNICE I. JONES, HIS WIFE, TO AMERICAN TOURIST COURTS INC. DATED SEPT. 4, 1956 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER G.L.B. 3017 FOLIO 434, THENCE LEAVING SAID SOUTHEAST SIDE OF PULASKI HIGHWAY AND BINDING ON SAID SOUTHSOUTHERLY LINE 2) SOUTH 55 DEGREES 10 MINUTES 08 SECONDS EAST 464.24 FEET TO A POINT ON THE WESTERLY LINE OF A DEED BETWEEN BONNIE BROOK CORP. TO SLIGH AND HOWARTH ASSOC. INC. DATED DEC. 1, 1987 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER S.M. 7747 FOLIO 717, THENCE BINDING ON PART OF SAID WESTERLY LINE 3) SOUTH 24 DEGREES 09 MINUTES 32 SECONDS WEST 11.00 FEET TO THE NORTHEAST CORNER OF A DEED BETWEEN ALBERT BEEVER, III, JOHN E. BEEVER AND ALBERT BEEVER JR. TO LOUIS W. HAMMEN DATED APRIL 29, 1977 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. Jr. 5748 FOLIO 452, THENCE BINDING ON THE NORTHERLY BOUNDARY LINES OF SAID DEED, AND DEED BETWEEN LUCY SEYMOUR, FORMERLY LUCY FERGUSON TO FRANK PETRUCCI JR., AND STELLA E. PETRUCCI, HIS WIFE, DATED NOV. 15, 1978 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. Jr. 5960 FOLIO 507, AND DEED BETWEEN MELVIN J. WINDISCH AND DORIS A. WINDISCH, HIS WIFE, TO FRANK PETRUCCI JR. AND STELLA E. PETRUCCI, HIS WIFE, DATED JUNE 5, 1964 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER R.R.G. 4321 FOLIO 001 THE 3 FOLLOWING COURSES VIZ: 4) NORTH 66 DEGREES 53 MINUTES 28 SECONDS WEST 219.67 FEET; 5) SOUTH 28 DEGREES 21 MINUTES 32 SECONDS WEST 65.00 FEET; 6) NORTH 66 DEGREES 53 MINUTES 28 SECONDS WEST 289.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 51912.04 SQ.FT. OF 1.192 ACRES OF LAND MORE OR LESS.

BEING A COMBINING OF THE FOLLOWING TWO PARCELS OF LAND:  
1) PROPERTY DESCRIBED IN A DEED BETWEEN HOWARD V. MARTENS, JR. AND ELVA K. MARTENS, HIS WIFE, TO JOHN B. BUNTING AND SUSAN Z. SAKELL DATED APRIL 15, 1975 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. Jr. 5521 FOLIO 922.  
2) PROPERTY DESCRIBED IN A DEED BETWEEN BILLY CHARLES CANTON, AND JOHN B. BUNTING DATED MAY 31, 1977 RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. Jr. 5769 FOLIO 863.

WILLIAM MONK, INC.

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

August 30, 1990

Mr. J. Robert Haines  
Zoning Commissioner of Baltimore County  
111 West Chesapeake Avenue, 1st Floor  
Towson, Maryland 21204

Re: Case No. 91-77-SPHA, Bunting Door and Hardware,  
10019 Pulaski Highway, Baltimore County, Maryland

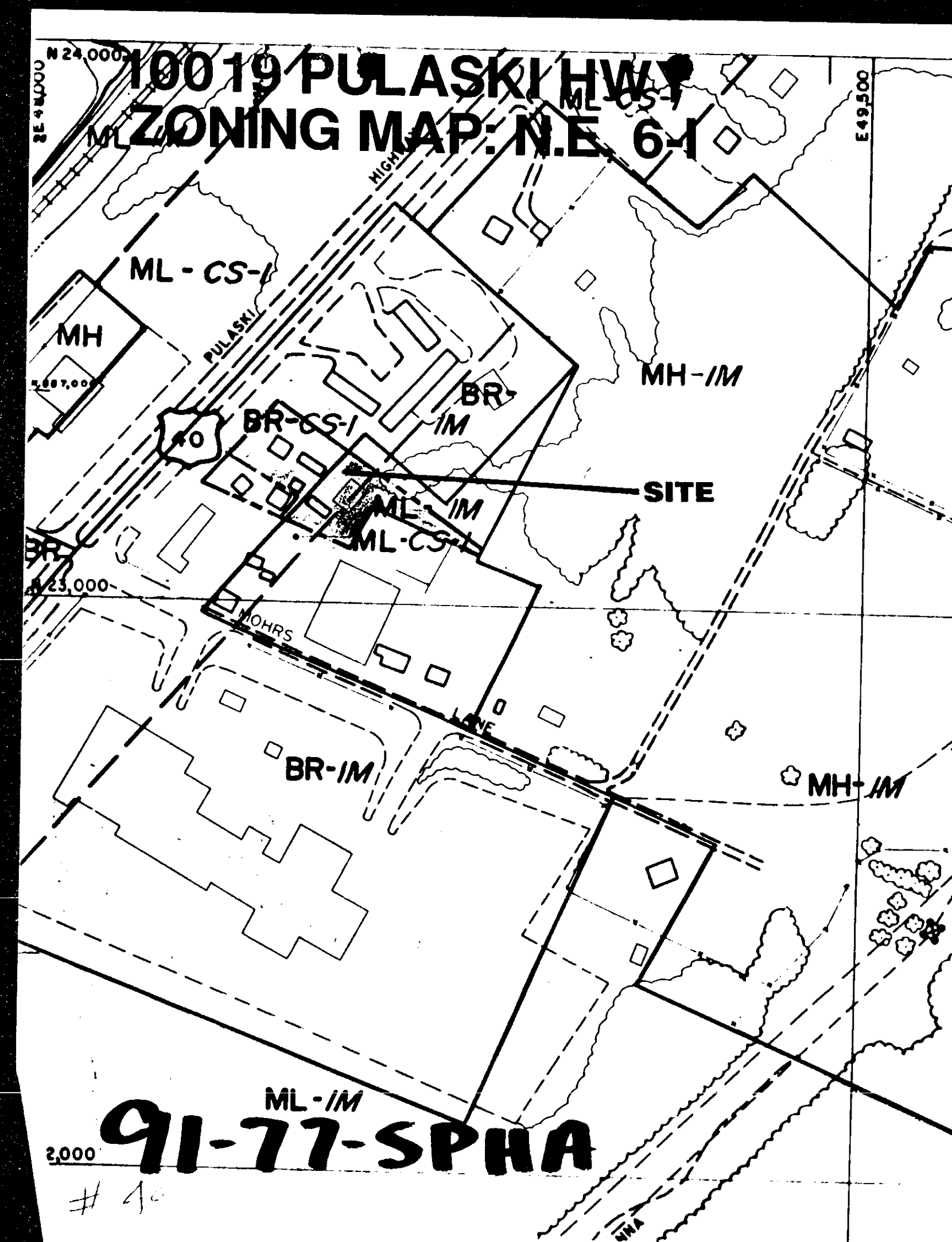
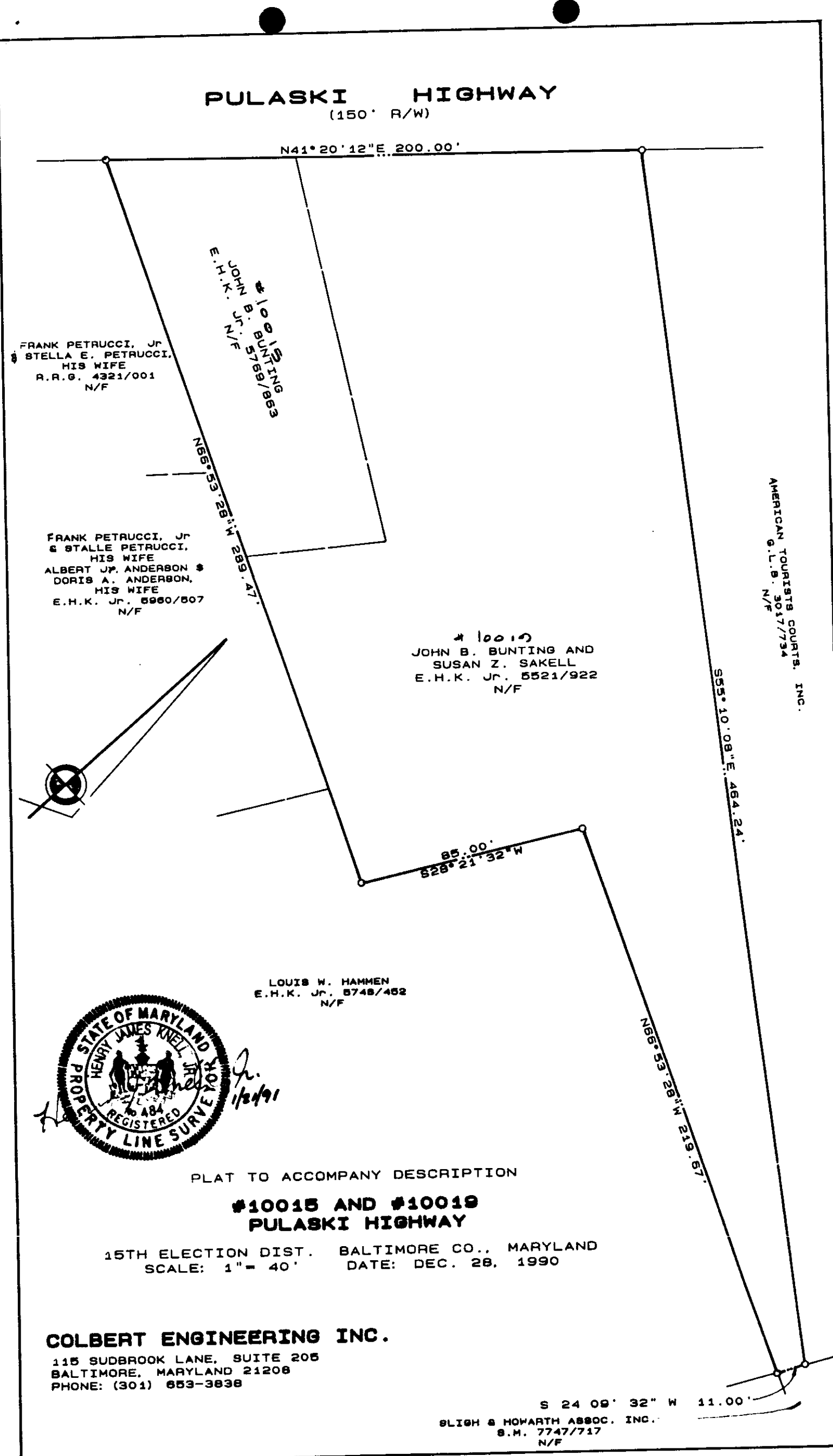
Dear Commissioner Haines:

On behalf of my client, Mr. Mel Bunting, I am respectfully requesting that our hearing scheduled for Friday, October 19, 1990 at 2:00 p.m. be rescheduled as soon thereafter as possible. I will be representing Mr. Bunting at the hearing and I presently have a scheduling conflict on the 19th. I will be testifying at an all day Baltimore County Board of Appeals hearing on the third floor.

Cordially,

*William P. Monk*  
William P. Monk

WPM:cpc  
cc: Mel Bunting



July 15, 1990

Mr. J. Robert Haines  
Zoning Commissioner  
Baltimore County  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Special hearing and variance application for  
10019 Pulaski Highway, Baltimore County, Maryland

Dear Commissioner Haines:

As property owner for the above referenced property, I am granting my son, Melvin Bunting, who is also the contract purchaser, the authority to appear on my behalf and represent me as applicant in the hearing.

Cordially,

*John Bunting*  
John Bunting

PETITIONER'S  
EXHIBIT 1

91-77SPHA



**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**PULASKI HIGHWAY**



VIEW NORTH



VIEW SOUTH

PETITIONER'S  
EXHIBIT 2

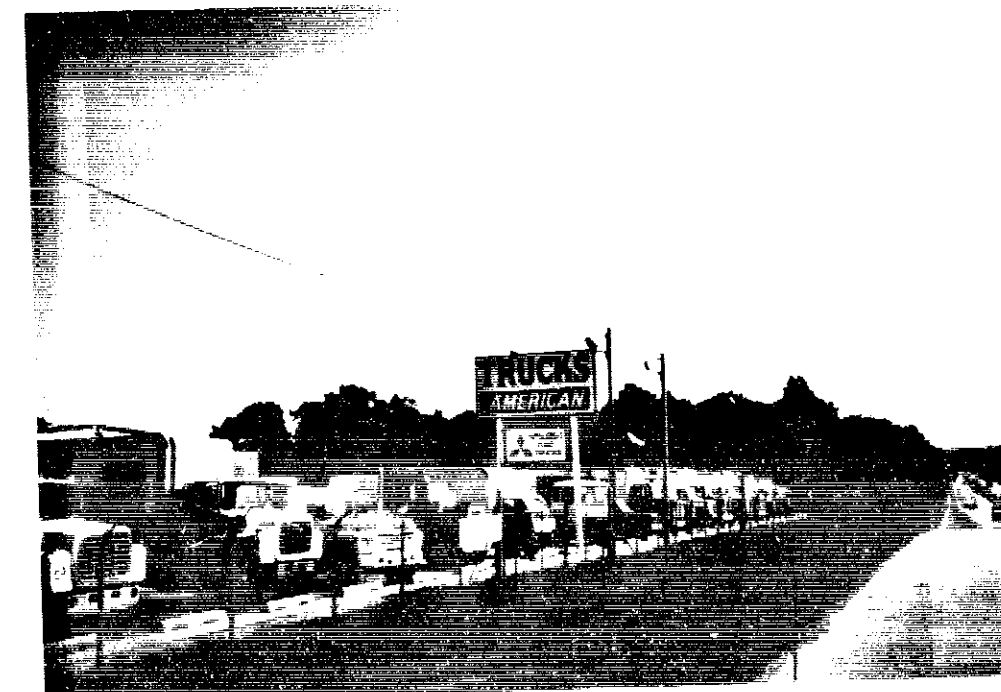
91-775PHA

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**ADJACENT LAND USE  
WEST SIDE PULASKI HIGHWAY**

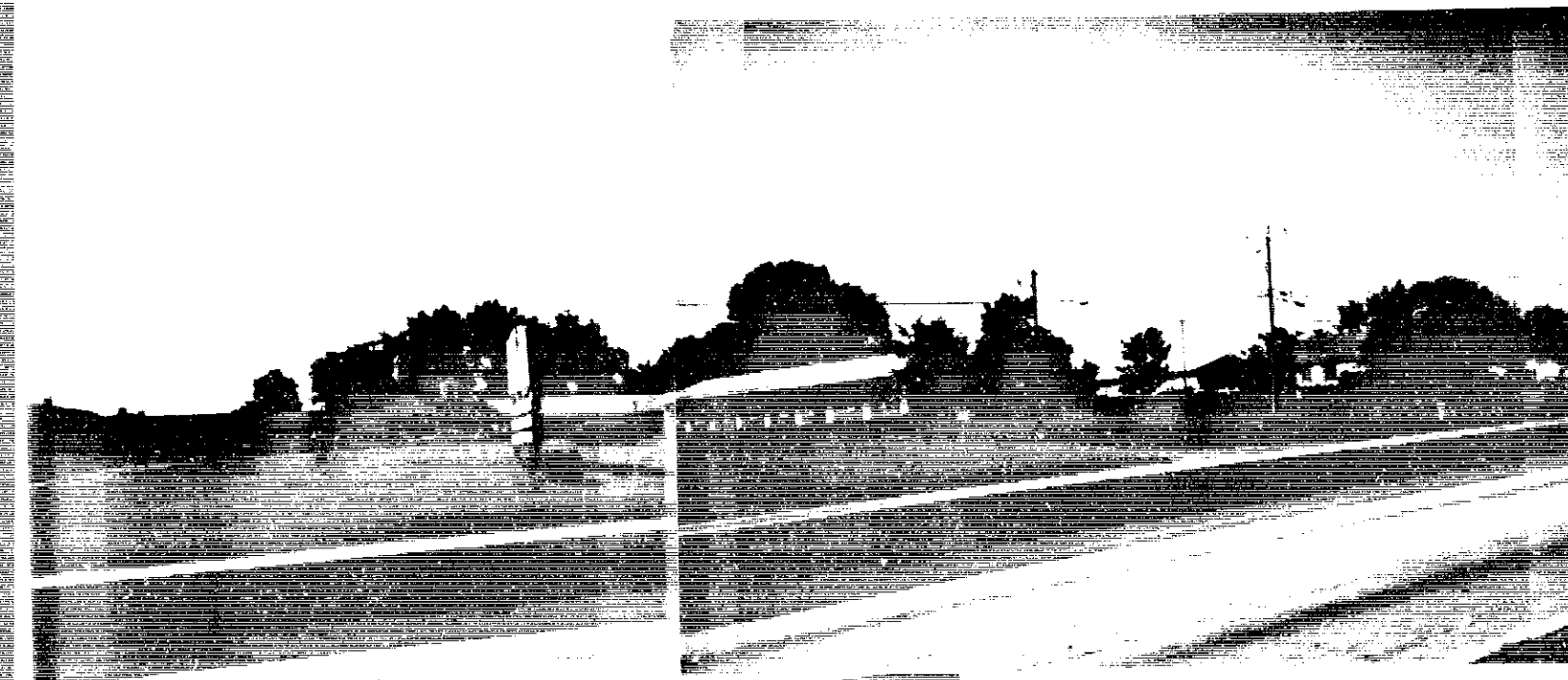


CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**ADJACENT LAND USE  
NORTH**

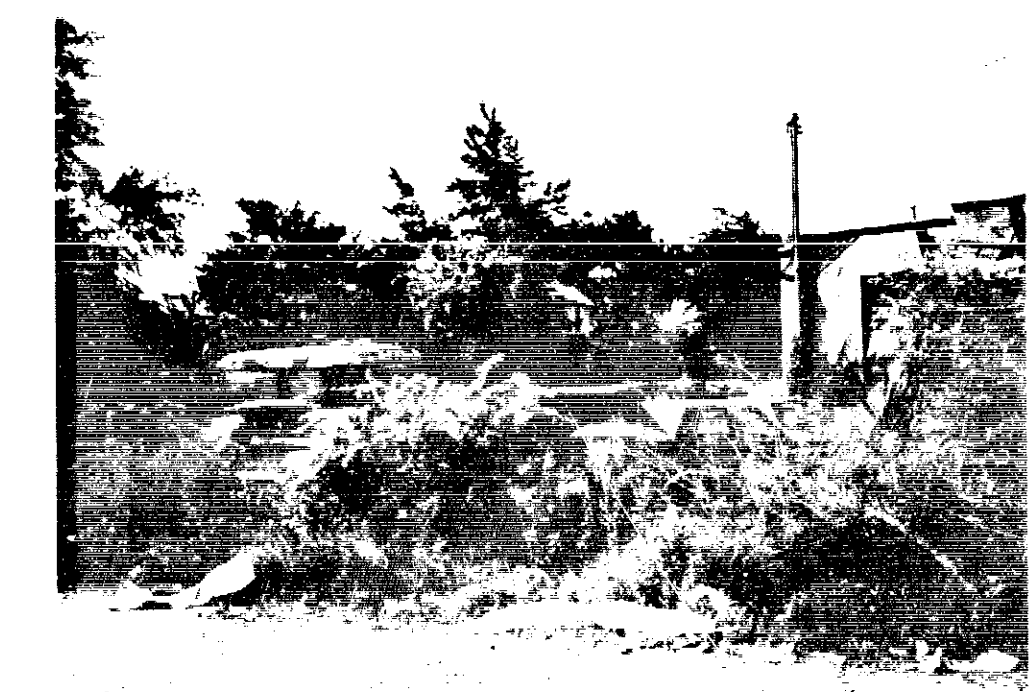
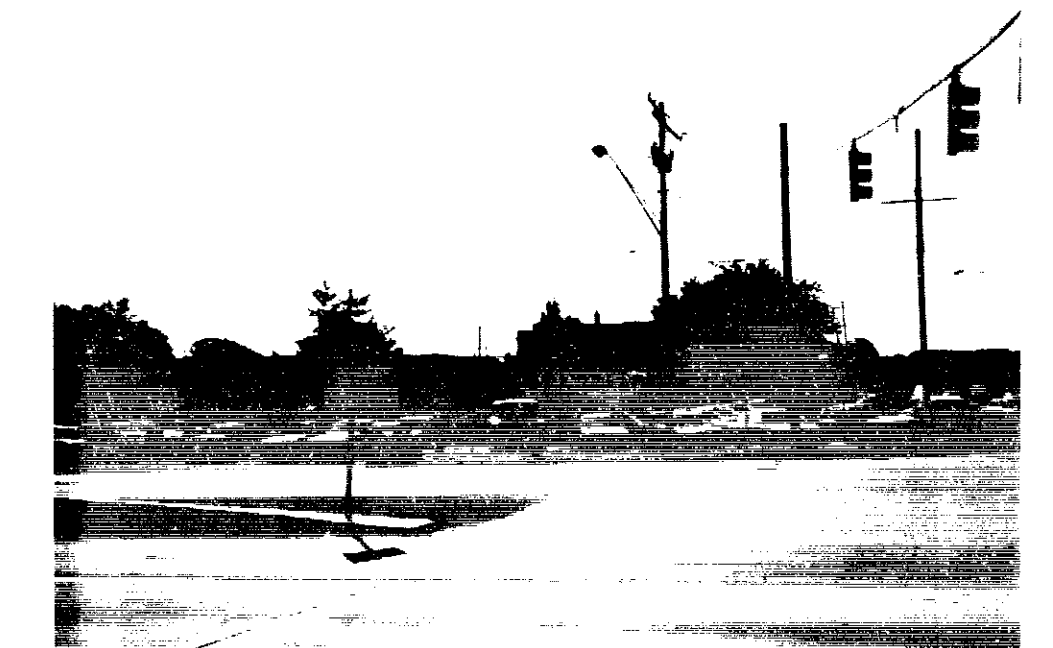


CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**ADJACENT LAND USE  
SOUTH**



CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

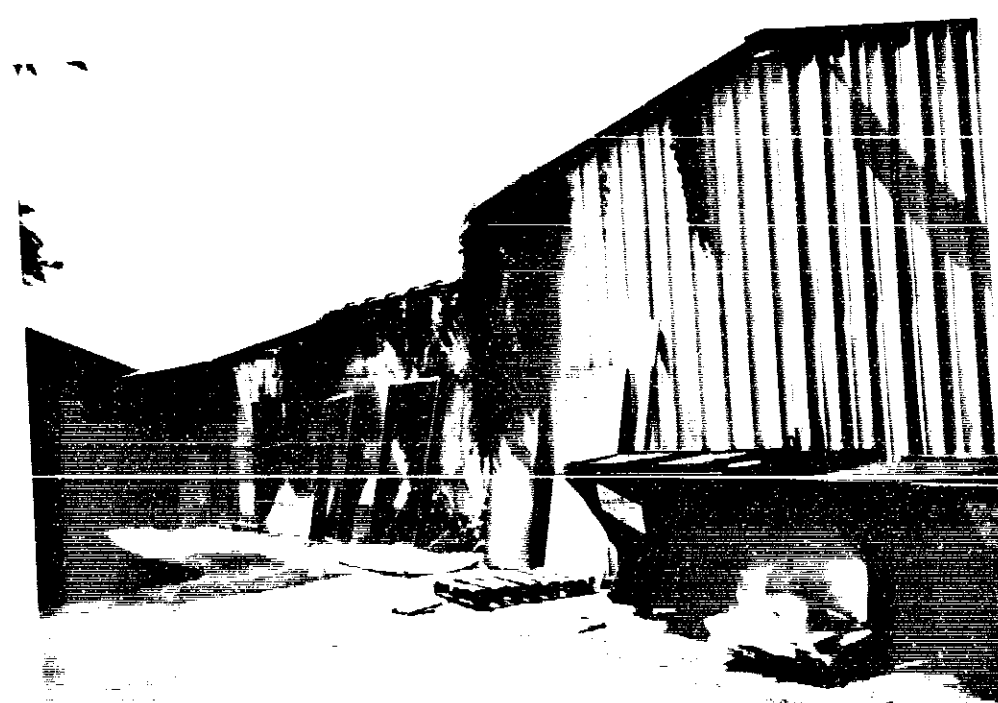
PETITIONER'S  
EXHIBIT 3

91-775PHA

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**EXISTING OFFICE  
AND PARKING**



PETITIONER'S  
EXHIBIT 4

91-775PHA

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**EXISTING PARKING AREAS**

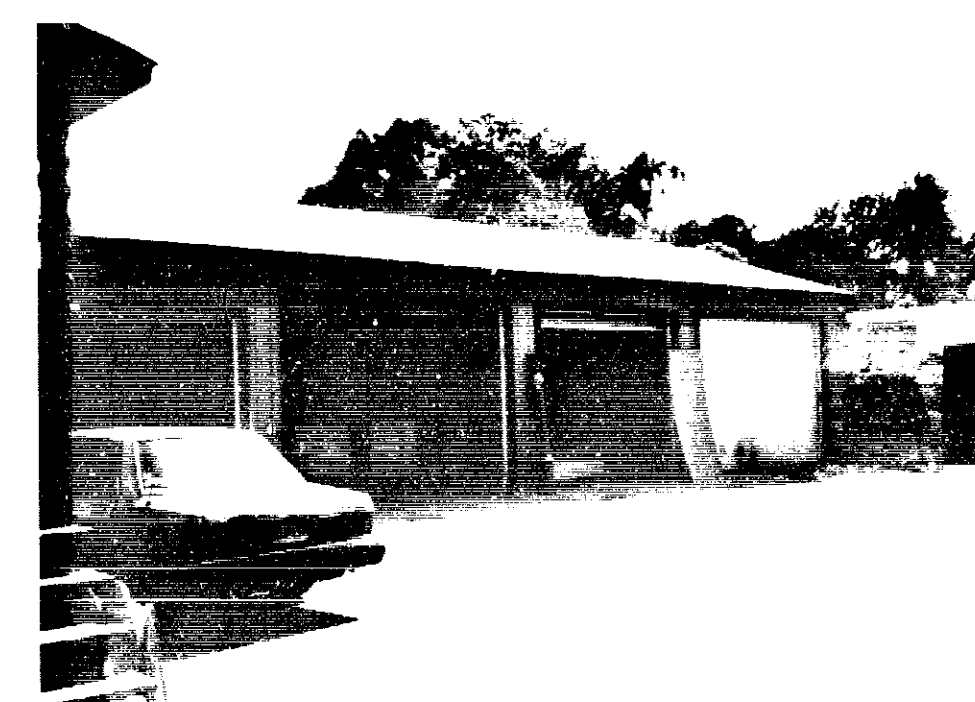


CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**EXISTING STORAGE BUILDINGS**



BUILDING "B"

PETITIONER'S  
EXHIBIT 5A

BUILDING "C"

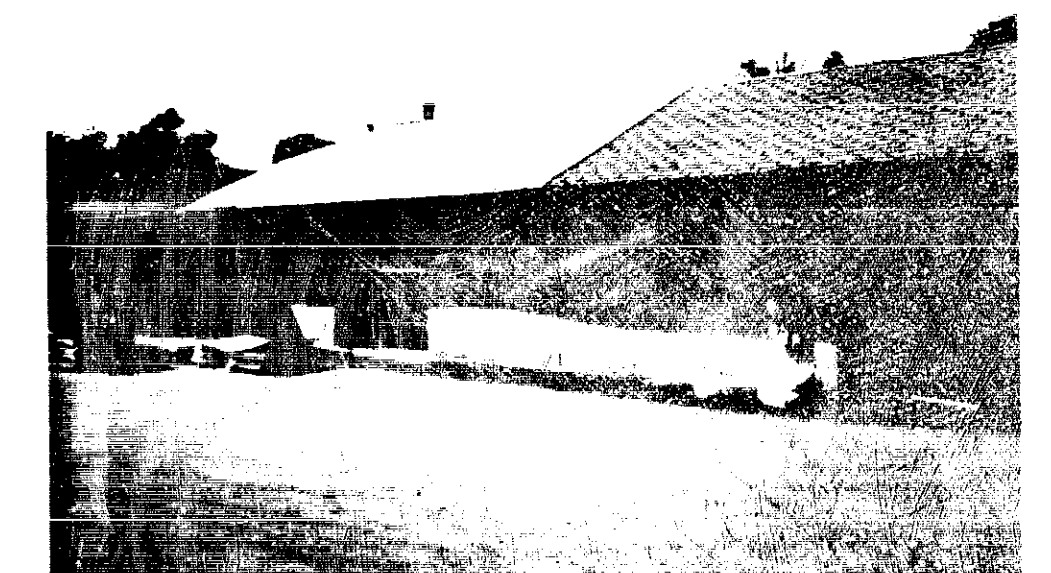
91-775PHA

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931

**WILLIAM MONK, INC.**

LAND USE PLANNING • ENVIRONMENTAL PLANNING • ZONING

**STORAGE BUILDINGS  
BUILDING "D"**



PETITIONER'S  
EXHIBIT 5B

91-775PHA

CAMPBELL BUILDING  
100 W. PENNSYLVANIA AVENUE  
Suite 305  
TOWSON, MD 21204  
301-494-8931







# PLAT TO ACCOMPANY SPECIAL HEARING & VARIANCE APPLICATION

## NOTES:

- 1) ZONING:  
EXISTING- BR-CS-1 & ML-CS-1 & ML-IM  
PROPOSED- N/A
- 2) LOT AREA: 1.192 AC. (NET), 132 AC. (GROSS) (SEE #30)
- 3) EXISTING USE: SINGLE FAMILY DWELLING & STORAGE BUILDINGS
- 4) PROPOSED USE: GENERAL OFFICE & STORAGE BUILDINGS
- 5) BUILDING AREA: SEE #12 & 32
- 6) BUILDING SETBACKS: REQUIRED PROVIDED  
FRONT- 45' 54'  
INTERIOR SIDE- 30' 20'/0'  
REAR- 30' 9'  
STREET CORNER SIDE- N/A N/A
- 7) PARKING: SEE #11  
REQUIRED- 18 SPACES  
PROVIDED- 21 SPACES
- 8) UTILITIES:  
SEWER- PUBLIC  
WATER- PUBLIC
- 9) VARIANCES: TO SEC. 238.2 TO PERMIT SIDE AND REAR YARD SETBACKS LESS THAN 30 FEET  
TO SEC. 102.2 TO PERMIT A MINIMUM SETBACK BETWEEN BUILDINGS LESS THAN THE SUM OF THE REQUIRED YARD SPACE OR MINIMUM AREA FOR EACH BUILDING
- 10) SPECIAL EXCEPTION/CONDITIONAL USE:  
SPECIAL HEARING TO ESTABLISH THE LOCATIONS AND SETBACKS OF ALL EXISTING NON-CONFORMING STORAGE BUILDINGS

- 11) PARKING COMPUTATIONS:  
GENERAL OFFICE (2,043 #)  
3.3 SPACES/1000 # = 7 SPACES  
STORAGE: 1 SPACE/EMPLOYEE (11) = 11 SPACES
- 12) BUILDING AREA COMPUTATIONS:  
BUILDING A: 1,314 # (GEN. OFF.)  
ADDITIONS: 729 # (GEN. OFF.) TOTAL GENERAL OFFICE 2,043 #  
BUILDING B: 1,904 # (STORAGE) TOTAL STORAGE AREA 13,140 #  
BUILDING C: 3,090 # (STORAGE) TOTAL BUILDING AREA 15,183 #  
BUILDING D: 2,592 # (STORAGE)  
ADDITION: 554 # (STORAGE)

- 14) WATERSHED: 6
- 15) SUBSEWERSHED: 16
- 16) DEED REFERENCE: 5521/922 & 5760/843
- 17) TAX ACCOUNT No. 1513206070/1503003610
- 18) TAX MAP 82, GRID 17, PARCEL 122/123
- 19) CENSUS TRACT No. 4517.01
- 20) COUNCILMANIC DISTRICT: 5 20A) ELECTION DIST. No. 15
- 21) OWNER: JOHN BUNTING  
10019 PULASKI HIGHWAY  
BALTO., MD 21220 (391-4744)
- 22) APPLICANT: MELVIN BUNTING  
10015 PULASKI HIGHWAY  
BALTO., MD 21220 (574-8123)
- 23) THIS SITE IS NOT SUBJECT TO ANY PREVIOUS ZONING HEARINGS OR C.R.G. PLANS
- 24) A WAIVER TO THE C.R.G. MEETING FOR THE PROPOSED GENERAL OFFICE SPACE WAS REQUESTED ON 6-21-90 (APPROVED 7/90)
- 25) NO FUTURE R/W WIDENING IS PROPOSED FOR PULASKI HIGHWAY (U.S. RTE 40)
- 26) NO EXISTING SIGNS ARE LOCATED ON SITE. ONE POLE SIGN IS PROPOSED (SEE PLAN FOR LOCATION)
- 27) FLOOR AREA RATIO (F.A.R.):  
F.A.R. PERMITTED: 2.0 (IN BR ZONE)  
F.A.R. PROVIDED: 0.27 (TOTAL)
- 28) AMENITY OPEN SPACE: N/A

- 29) ALL PARKING AREAS AND TRAVEL LANES WILL BE PAVED WITH A DURABLE DUSTLESS SURFACE AND PERMANENTLY STRIPED
- 30) LOT AREA COMPUTATIONS:  
BR-CS-1 ZONED AREA 30,180 #  
ML-CS-1 ZONED AREA 9,450 #  
ML-IM ZONED AREA 12,294 #  
TOT. LOT AREA 51,924 # (1.192 AC. NET)

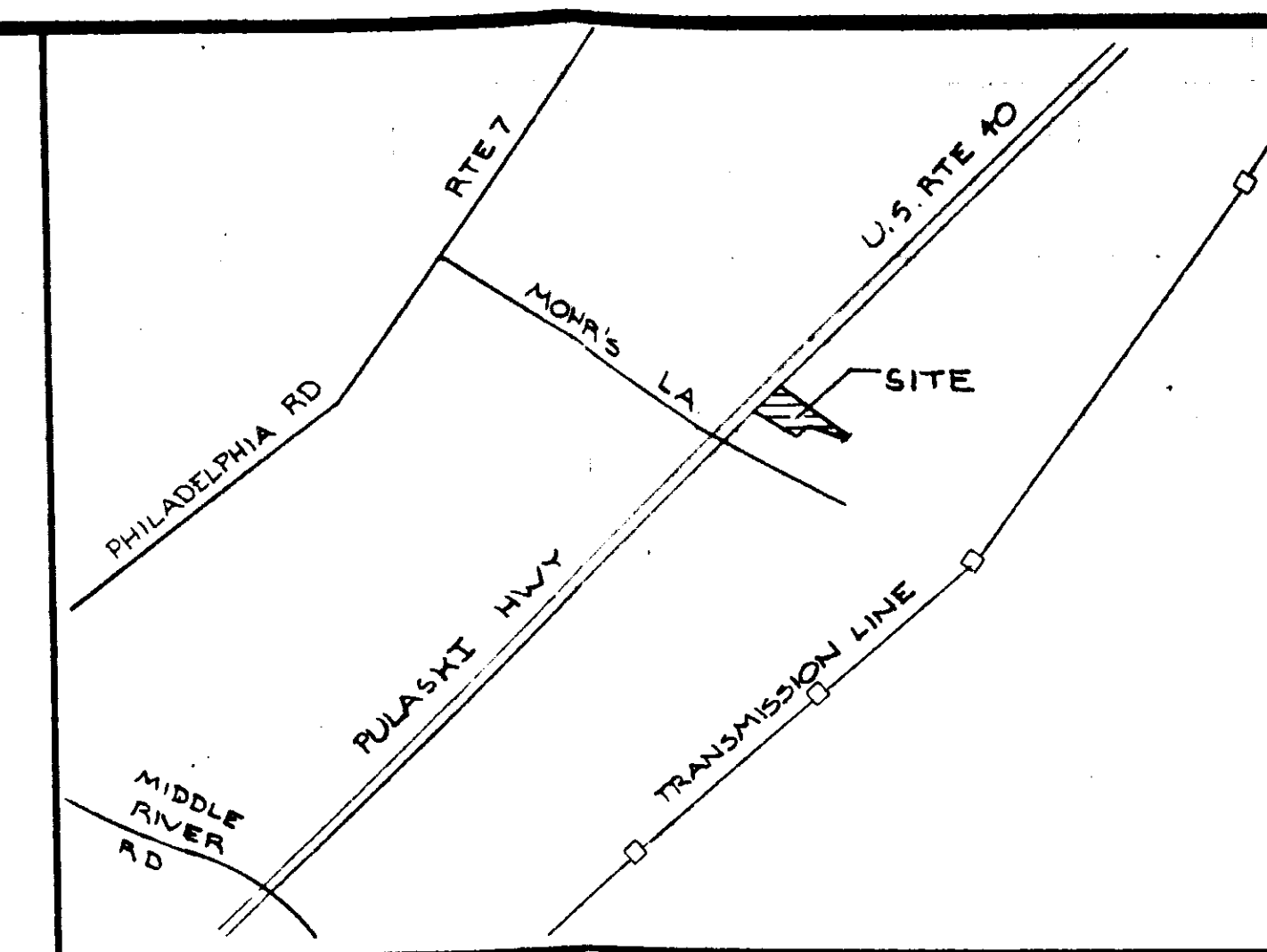
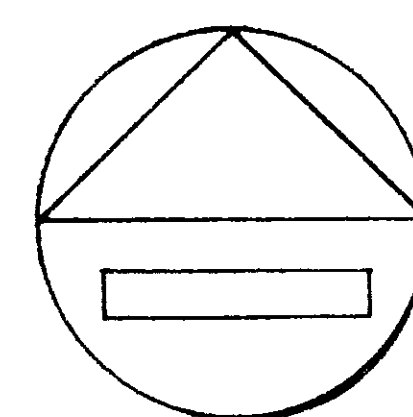
- 31) EXISTING STRUCTURES ARE FOR STORAGE ONLY WITH NO FUNCTIONAL FRONT DOOR.

32) BUILDING AREA COMPUTATIONS:			
	EXISTING	PROPOSED	DIFFERENCE
Bldg. A:	1,314 #	2,043 #	+729 # (ADDITIONS)
Bldg. B:	1,904 #	1,904 #	0 #
Bldg. C:	3,090 #	3,090 #	0 #
Bldg. D:	2,592 #	2,592 #	0 #
SUB-TOTAL:	8,900 #	9,629 #	+729 #
EX. BLDG.	4,170 #	0 #	-4,170 #
ADD. TO BLDG. D:	0 #	5,554 #	+5,554 #
TOTAL	13,370 #	15,183 #	+1,813 #

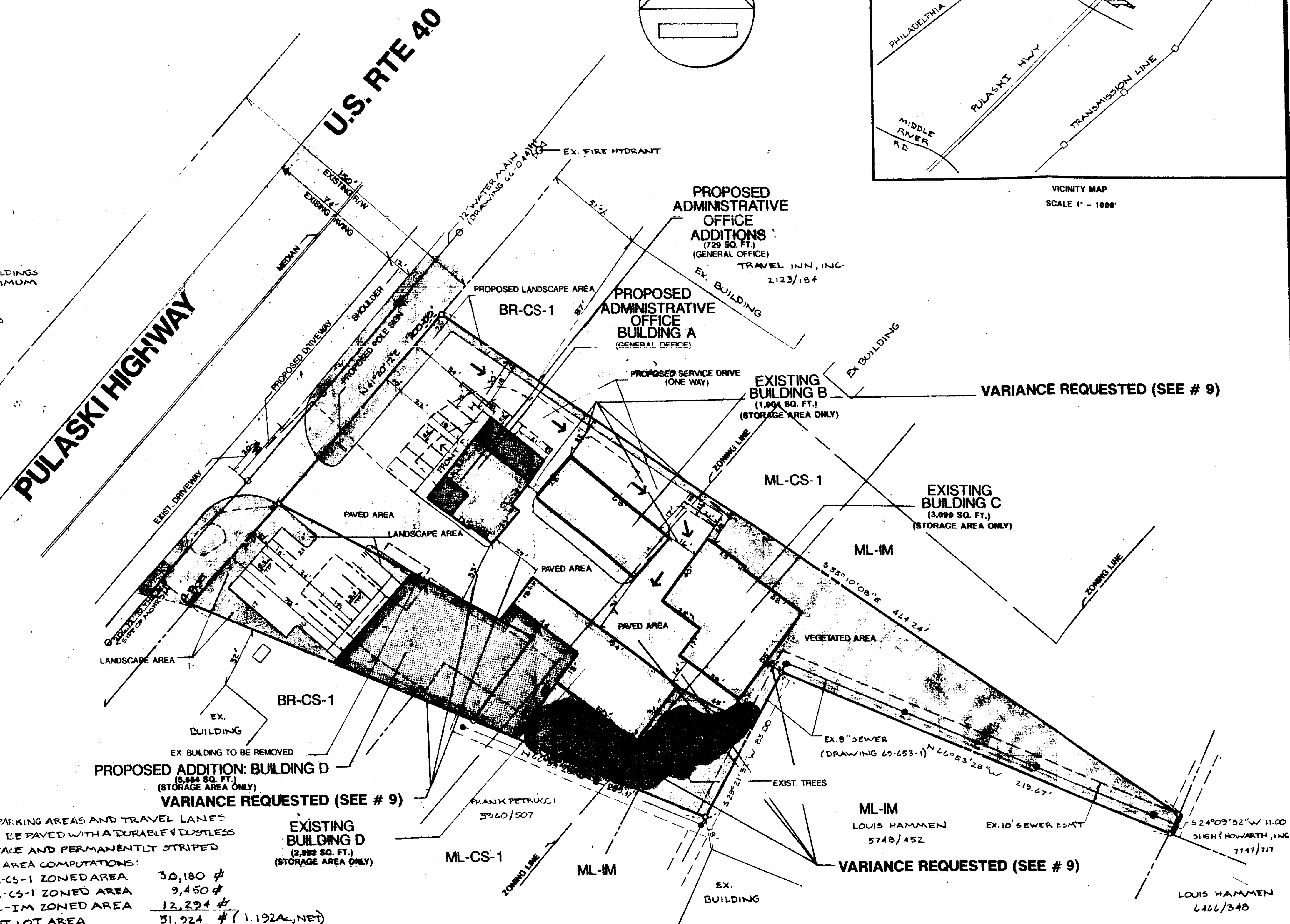
- 33) ALL SIGNS WILL BE IN CONFORMANCE WITH SECTIONS 413.2 AND 413.5 OF THE ZONING CODE

- 34) Variance from Section 102.2 and 238.2 to allow buildings (existing) less than the required 60 feet from each other as follows: 1) Bldg. B, 16 ft. from Bldg. C, 2) Bldg. B, 31 ft. from Bldg. D, 3) Bldg. C, 14 ft. from Bldg. D, 4) Bldg. D, 27 ft. from Bldg. A, 5) Bldg. A, 33 ft. from Bldg. D (addition), and 6) the proposed addition (Bldg. A) 7 ft. in lieu of the required 60 ft. from storage building "B".

Additionally, to allow buildings (existing) less than the required 30 feet from side and rear property lines as follows: 1) Bldg. B, 22 ft. from side property line, 2) Bldg. C, 20 ft. from side property line, 3) Bldg. C, 9 ft. from rear property line, 4) Bldg. D, 23 ft. from side property line, and 5) Bldg. D (addition) 0 ft. from side property line.



VICINITY MAP  
SCALE 1" = 1000'



## PRELIMINARY SITE PLAN

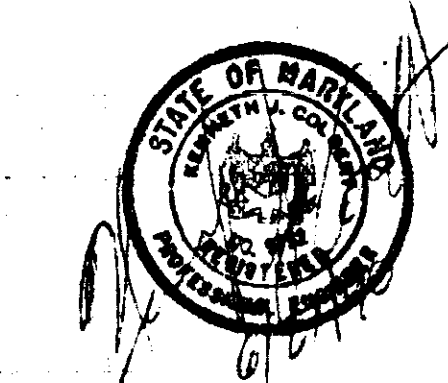
10019 PULASKI HIGHWAY  
BALTIMORE COUNTY, MARYLAND

PETITIONER'S  
EXHIBIT 8

PREPARED BY:  
WILLIAM P. MOHR, INC.  
10019 PULASKI HIGHWAY  
BALTIMORE, MD 21220  
ZONING - ENVIRONMENTAL  
CAMPBELL BUILDING  
SUITE 305  
100 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 484-5851

PREPARED FOR:  
MR. MELVIN BUNTING  
10019 PULASKI HIGHWAY  
BALTIMORE, MD 21220

SCALE: 1" = 30'  
DRAWN BY: BTD  
DATE: 4/15/90  
REVISED: 7-31-90



NOTE: BOUNDARY OUTLINE AND LOCATION OF EXISTING IMPROVEMENTS BASED UPON A SURVEY AND LOCATION SURVEY PREPARED BY COLBERT ENGINEERING, INC. ON 6/16/89



# PLAT TO ACCOMPANY SPECIAL HEARING & VARIANCE APPLICATION

## NOTES:

- 1) ZONING:  
EXISTING- BR-CS-1 & ML-CS-1 & ML-IM  
PROPOSED- N/A
- 2) LOT AREA: 1.92 AC (NET), 1.32 AC (GROSS) (SEE # 3)
- 3) EXISTING USE: SINGLE FAMILY DWELLING & STORAGE BUILDINGS
- 4) PROPOSED USE: GENERAL OFFICE & STORAGE BUILDINGS
- 5) BUILDING AREA: SEE # 12 & 13
- 6) BUILDING SETBACKS: REQUIRED PROVIDED  
FRONT- 45' 54'  
INTERIOR SIDE- 30' 20'0"  
REAR- 30' 9'  
STREET CORNER SIDE- N/A N/A
- 7) PARKING: SEE # 11  
REQUIRED- 13 SPACES  
PROVIDED- 21 SPACES
- 8) UTILITIES:  
SEWER- PUBLIC  
WATER- PUBLIC
- 9) VARIANCES: TO SEC. 238.2 TO PERMIT SIDE AND REAR YARD SETBACKS LESS THAN 30 FEET  
TO SEC. 102.2 TO PERMIT A MINIMUM SETBACK OF 10 FEET IN BUILDINGS LESS THAN THE SUM OF THE REQUIRED YARD SPACE OR MINIMUM AREA FOR EACH BUILDING
- 10) SPECIAL EXCEPTION/CONDITIONAL USE:  
SPECIAL HEARING TO ESTABLISH THE LOCATIONS AND SETBACKS OF ALL EXISTING NON-CONFORMING STORAGE BUILDINGS
- 11) PARKING COMPUTATIONS:  
GENERAL OFFICE (2,043 #)  
33 SPACES / 1,000 # = 7 SPACES  
STORAGE (1,500 #) / 1,000 # = 15 SPACES
- 12) BUILDING AREA COMPUTATIONS:  
BUILDING A: 1,314 # (GEN. OFF.)  
ADDITIONS: 723 # (GEN. OFF.) TOTAL GENERAL OFFICE: 2,037 #  
BUILDING B: 1,904 # (STORAGE) TOTAL STORAGE AREA: 1,904 #  
BUILDING C: 3,090 # (STORAGE) TOTAL BUILDING AREA: 5,185 #  
BUILDING D: 5,554 # (STORAGE)  
ADDITION: 555 # (STORAGE)
- 14) WATERSHED: 6
- 15) SUBSEWERSHED: 16
- 16) DEED REFERENCE: 5521/92245702/82
- 17) TAX ACCOUNT NO.: 1513206/0709/50303610
- 18) TAX MAP B2, GRID 17, PARCEL 122/123
- 19) CENSUS TRACT NO.: 4517.01
- 20) COUNCILMANIC DISTRICT: 5 20A) ELECTION DIST. NO. 15
- 21) OWNER: JOHN BUNTING  
10019 PULASKI HIGHWAY  
BALTO., MD 21220 (391-4744)
- 22) APPLICANT: MELVIN BUNTING  
10015 PULASKI HIGHWAY  
BALTO., MD 21220 (574-8123)
- 23) THIS SITE IS NOT SUBJECT TO ANY PREVIOUS ZONING HEARINGS OR CRG PLANS
- 24) A WAIVER TO THE CRG MEETING FOR THE PROPOSED GENERAL OFFICE SPACE WAS REQUESTED ON 6-21-90 (APPROVED 7/90)
- 25) NO FUTURE R/W WIDENING IS PROPOSED FOR PULASKI HIGHWAY (U.S. RTE 40)
- 26) NO EXISTING SIGNS ARE LOCATED ON SITE. ONE POLE SIGN IS PROPOSED (SEE PLAN FOR LOCATION)
- 27) FLOOR AREA RATIO (F.A.R.):  
F.A.R. PERMITTED: 2.0 (IN BR-ZONE)  
F.A.R. PROVIDED: 0.27 (TOTAL)
- 28) AMENITY OPEN SPACE: N/A

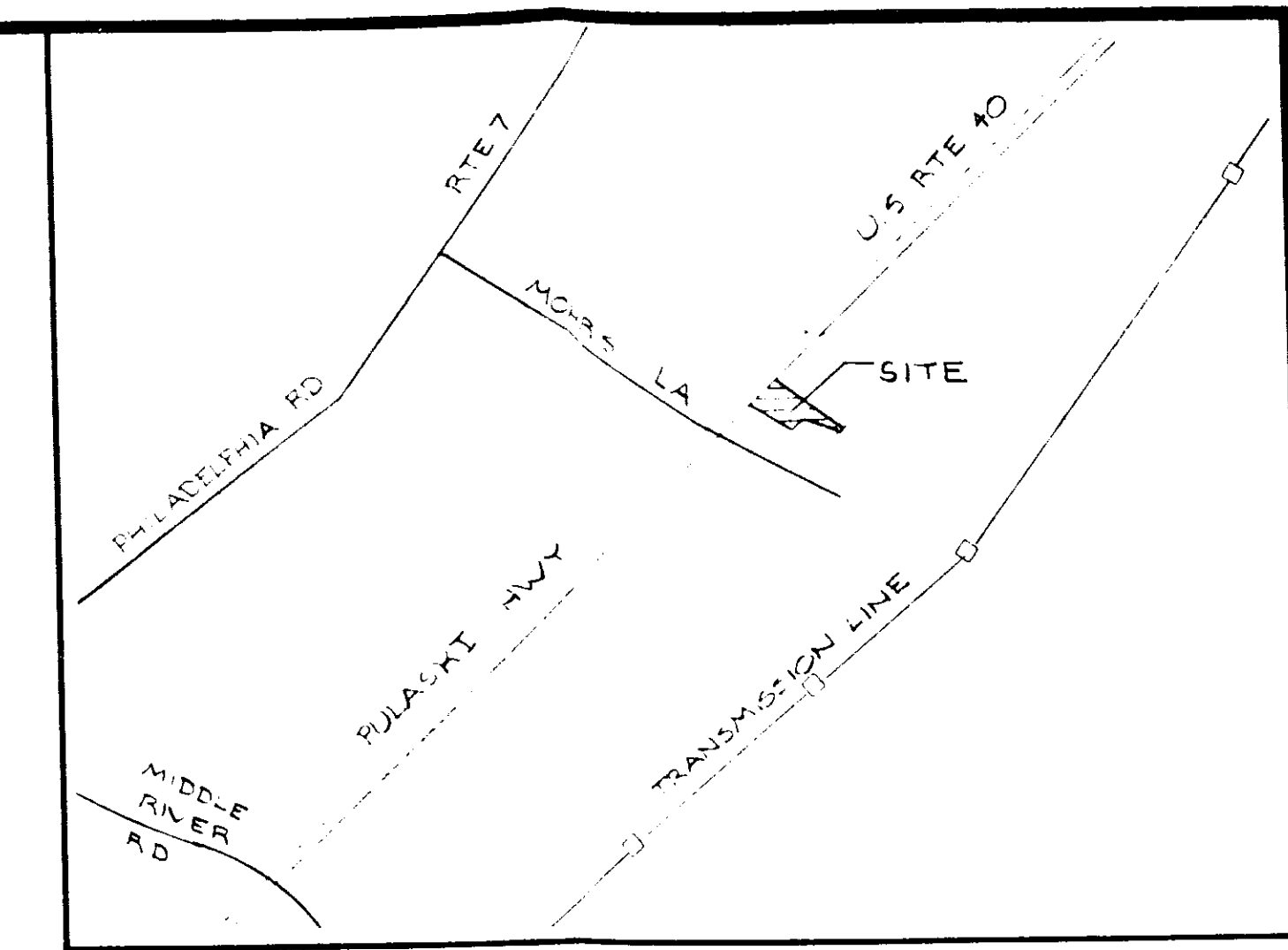
- 29) ALL PARKING AREAS ARE TRAVEL LANE. WILL BE PAVED WITH A DURABLE DUSTLESS URPALE AND PERMANENTLY STRIPED
- 30) LOT AREA COMPUTATIONS:  
BR-CS-1 ZONED AREA 30,180 #  
ML-CS-1 ZONED AREA 9,450 #  
ML-IM ZONED AREA 12,234 #  
TOTAL LOT AREA 51,864 # (1.92 AC NET)
- 31) EXISTING STRUCTURES ARE FOR STORAGE ONLY WITH NO FUNCTIONAL FRONT DOOR.
- 32) BUILDING AREA COMPUTATIONS:

	EXISTING	PROPOSED	DIFFERENCE	PERCENT
Bldg. A:	1,314 #	2,043 #	+729 # (ADDITION)	55% (INCREASE)
Bldg. B:	1,904 #	1,904 #	0 #	0%
Bldg. C:	3,090 #	3,090 #	0 #	0%
Bldg. D:	2,592 #	2,592 #	0 #	0%
SUB-TOTAL:	8,900 #	9,629 #	729 #	8% (INCREASE)
EX. BLDG.:	4,470 #	0 #	-4,470 #	-100% (DECREASE)
ADD TO BLDG. D:	0 #	5,554 #	+5,554 #	24% (INCREASE)
TOTAL:	13,370 #	15,183 #	+1,813 #	14% (INCREASE)

- 33) ALL SIGNS WILL BE IN CONFORMANCE WITH SECTIONS 412.2 AND 413.5 OF THE ZONING CODE

- 34) Variance from Section 102.2 and 238.2 to allow buildings (existing) less than the required 60 feet from each other as follows:  
1) Bldg. B, 16 ft. from Bldg. C, 2) Bldg. A, 33 ft. from Bldg. D, 3) Bldg. C, 14 ft. from Bldg. D, 4) Bldg. D, 27 ft. from Bldg. A, 5) Bldg. A, 33 ft. from Bldg. D (addition), and 6) the proposed addition (Bldg. A) 7 ft. in lieu of the required 60 ft. from storage building "B".

Additionally, to allow buildings (existing) less than the required 30 feet from side and rear property lines as follows:  
1) Bldg. B, 22 ft. from side property line, 2) Bldg. C, 20 ft. from side property line, 3) Bldg. C, 9 ft. from rear property line, 4) Bldg. D, 23 ft. from side property line, and 5) Bldg. D (addition) 0 ft. from side property line.



PREPARED BY:  
WILLIAM P. MONK, INC.  
ARCHITECTS & ENGINEERS  
CAMPBELL BUILDING  
SUITE 305  
100 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204  
(301) 484-5851

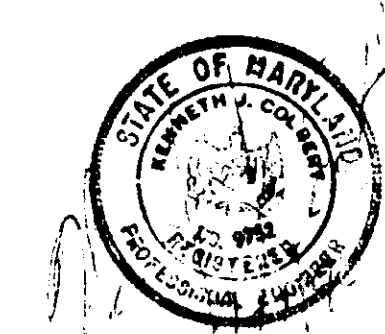
PREPARED FOR:  
MR. MELVIN BUNTING  
10019 PULASKI HIGHWAY  
BALTIMORE, MD 21220

## PRELIMINARY SITE PLAN

10019 PULASKI HIGHWAY  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'	DRAWN BY: BFD	DATE: 6/18/90	REVISED: 7-21-90
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REMARKS: 1) TO BE REVIEWED BY THE ZONING COMMISSION OF BALTIMORE COUNTY ON THE 20TH DAY OF NOVEMBER, 1990. 2) PERMIT TO CONSTRUCT TO BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITTING AND INSPECTION. 3) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 4) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 5) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 6) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 7) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 8) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 9) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE. 10) THE PROPOSED BUILDINGS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE BALTIMORE COUNTY ZONING CODE.



NOTE: BOUNDARY OUTLINE AND LOCATION OF EXISTING IMPROVEMENTS BASED UPON A BOUNDARY AND LOCATION SURVEY PREPARED BY COLBERT ENGINEERING, INC. ON 6/16/90